



**West
Northamptonshire
Council**

Daventry Local Area Planning Committee

Minutes of a meeting of the Daventry Local Area Planning Committee held at Council Chamber, Lodge Road, Daventry NN11 4FP on Wednesday 7 September 2022 at 6.00 pm.

Present Councillor Kevin Parker (Chair)

Councillor Daniel Cribbin
Councillor Rosie Humphreys
Councillor Cecile Irving-Swift
Councillor David James
Councillor Peter Matten
Councillor Wendy Randall

Substitute
Members: Councillor John Shephard

Apologies
for
Absence: Councillor Alan Chantler
Councillor Rupert Frost

Officers: Keith Thursfield, Development Management Manager
Jeverly Findlay, Committee Officer

63. Declarations of Interest

None advised.

64. Minutes

RESOLVED:

That the Minutes of the Daventry Local Area Planning Committee of 3rd August 2022 be approved and signed as a correct record.

65. Planning applications

Consideration was given to the report detailing the planning applications which had been previously circulated.

RESOLVED:

That, subject to the variations set out below, the advice set out in the report now submitted be agreed.

66. **WND/2021/0883 – CREATON – DEMOLITION OF EXISTING COMMERCIAL PREMISES. CONSTRUCTION OF TWO WAREHOUSES AND NEW OFFICE FACILITY. CONSTRUCTION OF AGRICULTURAL BUILDING (BARN). CONSTRUCTION OF 2.1M PALISADE FENCING TO SOUTHERN AND EASTERN BOUNDARY. IMPROVEMENTS TO LANDSCAPING AND SUSTAINABLE DRAINAGE SOLUTIONS – LAND OFF CREATON ROAD**

The Development Management Manager outlined the application for the brownfield site situated between Creaton and Brixworth. The current buildings on the site and the surrounding area were unkempt and it was considered that the proposal would result in an environmental improvement. The site was in a Special Landscape Area but there were other industrial uses nearby. Highway had no objections to the scheme and there was a straight section of highway at the entrance to the site. Details of materials had been received for the proposed warehouses and office block and Members viewed the elevation drawings. The applicant would enhance the biodiversity on the site by planting of trees and through the creation of a swale.

The Chair read out a statement from Councillor Jonathan Harris, one of the local ward Members, who was unable to attend the meeting. Councillor Harris highlighted that the site had been derelict for several years and was in open countryside with difficult access from both directions. Councillor Harris considered that the application was against policy ENV2 and was contrary to the Local Plan. Councillor Harris requested that the Committee defer the application to receive comments from the Local Lead Flood Authority or that they refuse the application.

Mr Chris Levett, the Agent, addressed the Committee and noted that the site had been used as brownfield land for 150 years. The land was not in a flood risk zone and there was an existing drainage system on the site for the buildings. The proposed new buildings would be built to a high thermal performance standard with solar pv panels, an air source heat pump and electric charging points for vehicles provided. Further to enquiries from Members, the Agent advised that there would be around 10 full time members of staff and 10 part time members of staff travelling to and from the site and some occasional visitors. The barn on the site was for plant and materials storage.

The Development Management Manager advised that the Local Lead Flood Authority had provided a holding response to the consultation regarding the application, as they currently had resourcing issues and could not provide a full response. Officers considered that as the site already existed and the drainage system was already in place, that the application was acceptable.

Councillor Cecile Irving-Swift proposed that Officers' advice to approve the application be accepted, as it would provide local employment and as the biodiversity at the site would be enhanced. The proposition was seconded by Councillor David James and on being put to the meeting was declared carried with 6 voting in favour and 2 against.

RESOLVED:

That the application be approved, subject to conditions.

67. **WND/2022/0393 – BRIXWORTH – ENGINEERING WORKS TO CREATE A NATURAL FLOOD MANAGEMENT SCHEME, INCLUDING REPROFILING OF RIVERBANKS, CREATING SCRAPES, PONDS AND A BUND, 0.4M IN HEIGHT, DEPOSITING MATERIALS ON FIELDS, 100MM IN DEPTH – LAND TO NORTH AND SOUTH OF STATION ROAD AND WEST OF BRAMPTON VALLEY WAY**

The Development Management Manager outlined the application and drew Members' attention to the list of late representations and that the Surface Water Drainage Assessment Team had no comments to make on the application. The proposal would enhance biodiversity and would assist in flood prevention. The applicant had worked closely with the Environment Agency regarding the scheme. It was noted that there was a typographical error in the report, the material deposited on the fields would be 100mm in depth, not 100m.

Councillor Cecile Irving-Swift noted the support of the Environment Agency for the application and proposed that Officers' advice to approve the application be accepted. The proposition was seconded by Councillor David James, and on being put to the meeting was declared carried unanimously.

RESOLVED:

That the application be approved, subject to conditions.

The meeting closed at 6.40 pm

Chair: _____

Date: _____